



# 466 E BRIGHTON AVE SYRACUSE, NY 13210

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED

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OFFERING MEMORANDUM



# EXCLUSIVELY *PRESENTED BY*



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## **Ironhorn Enterprises**



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5857 Fisher Rd., East  
Syracuse, NY 13057

## **PROPERTY OVERVIEW**

Executive Summary  
Investment Highlights  
Floor Plan

## **FINANCIAL OVERVIEW**

Financial Summary  
Rent Roll  
Tenant Summary

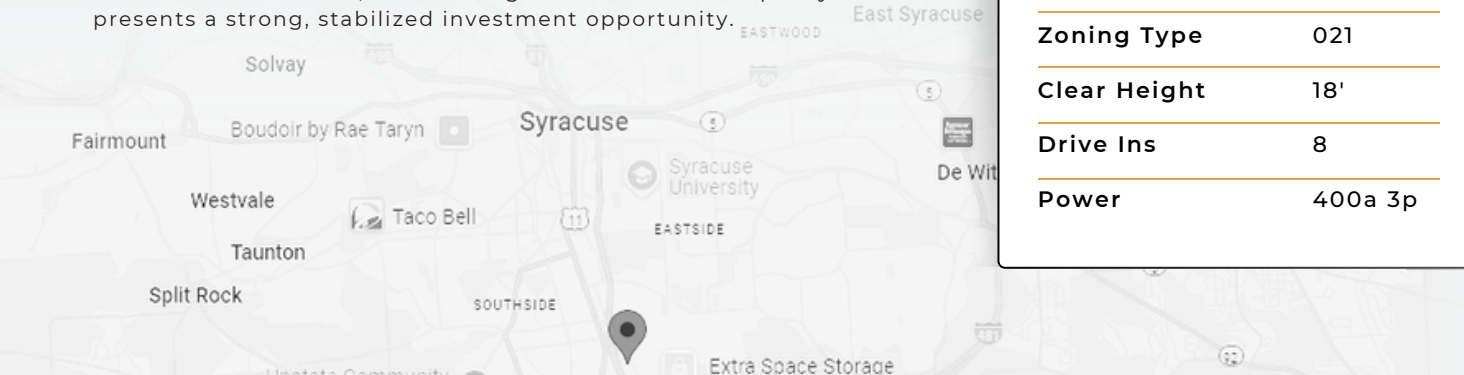
## **LOCATION OVERVIEW**

About Syracuse, NY  
Demographics  
Amenities Map

# EXECUTIVE SUMMARY

466 E Brighton Ave is a fully leased, single-story industrial property totaling 25,660 square feet, situated on 3.60 acres of land. Built in 1975, this Class B building features a clear height of 18 feet, 400-amp 3-phase power, and a flexible multi-tenant layout.

The site is equipped with 8 drive-in doors and 1 internal dock, offering excellent loading capabilities for logistics or light manufacturing operations. With 60 on-site parking spaces, the property provides convenient access for both staff and visitors. Zoned under code 021, the building maintains full occupancy and presents a strong, stabilized investment opportunity.



## THE OFFERING

Building SF	25,660 SF
Year Built	1975
Lot Size (Acres)	3.60
Parcel ID	061.-01-27.1
Zoning Type	021
Clear Height	18'
Drive Ins	8
Power	400a 3p

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Highly visible with quick access to I-81 and I-481. Located in a mixed commercial-industrial corridor near downtown Syracuse, ideal for logistics and service tenants.



**Expansive Space:** The property spans 25,660 sq ft across a 3.60-acre lot, offering ample indoor operational space and generous outdoor area for parking, staging, or future site enhancements—ideal for multi-tenant industrial use.



**Industrial Infrastructure:** Features 18' clear heights, 400A/3-phase power, 8 grade-level doors, and 1 internal dock. Includes 60 parking spaces, supporting distribution, light manufacturing, or service tenants.



**Zoning Advantage:** Zoned O21 Industrial, the site allows for flexible uses including manufacturing, storage, and contractor services. This broad zoning reduces restrictions and increases re-tenanting options.



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$201,431	\$201,431	\$201,431	\$201,431	\$201,431	\$201,431
EFFECTIVE GROSS REVENUE	\$201,431	\$201,431	\$201,431	\$201,431	\$201,431	\$201,431
OPERATING EXPENSES						
PROPERTY TAX	\$24,227	\$24,712	\$25,206	\$25,710	\$26,224	\$26,749
INSURANCE	\$14,100	\$14,382	\$14,670	\$14,963	\$15,263	\$15,568
TOTAL OPERATING EXPENSES	\$38,327	\$39,094	\$39,876	\$40,673	\$41,487	\$42,317
NET OPERATING INCOME	\$163,103	\$162,337	\$161,555	\$160,758	\$159,944	\$159,114

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# RENT ROLL

## 466 E BRIGHTON AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Syracuse City School Security Office	11,074	\$86,931	\$9.78	06/01/2024	05/31/2028
Space 2	Syracuse City School Food and Nutrition	14,586	\$114,500	\$7.85	06/01/2023	05/31/2028
TOTAL		25,660	\$201,431			



# TENANT SUMMARY

Syracuse City  
School District-  
Security



Syracuse City  
School- Food  
Storage

## LEASE OVERVIEW

Lease Type	Modified Net
Lease Commencement	06/01/2024
Lease Expiration	05/31/2028
Base Term Remaining	4 years
Rental Increase	Fixed

## LEASE OVERVIEW

Lease Type	Modified Net
Lease Commencement	06/01/2023
Lease Expiration	05/31/2028
Base Term Remaining	6 years
Rental Increase	Fixed

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# ABOUT SYRACUSE, NY

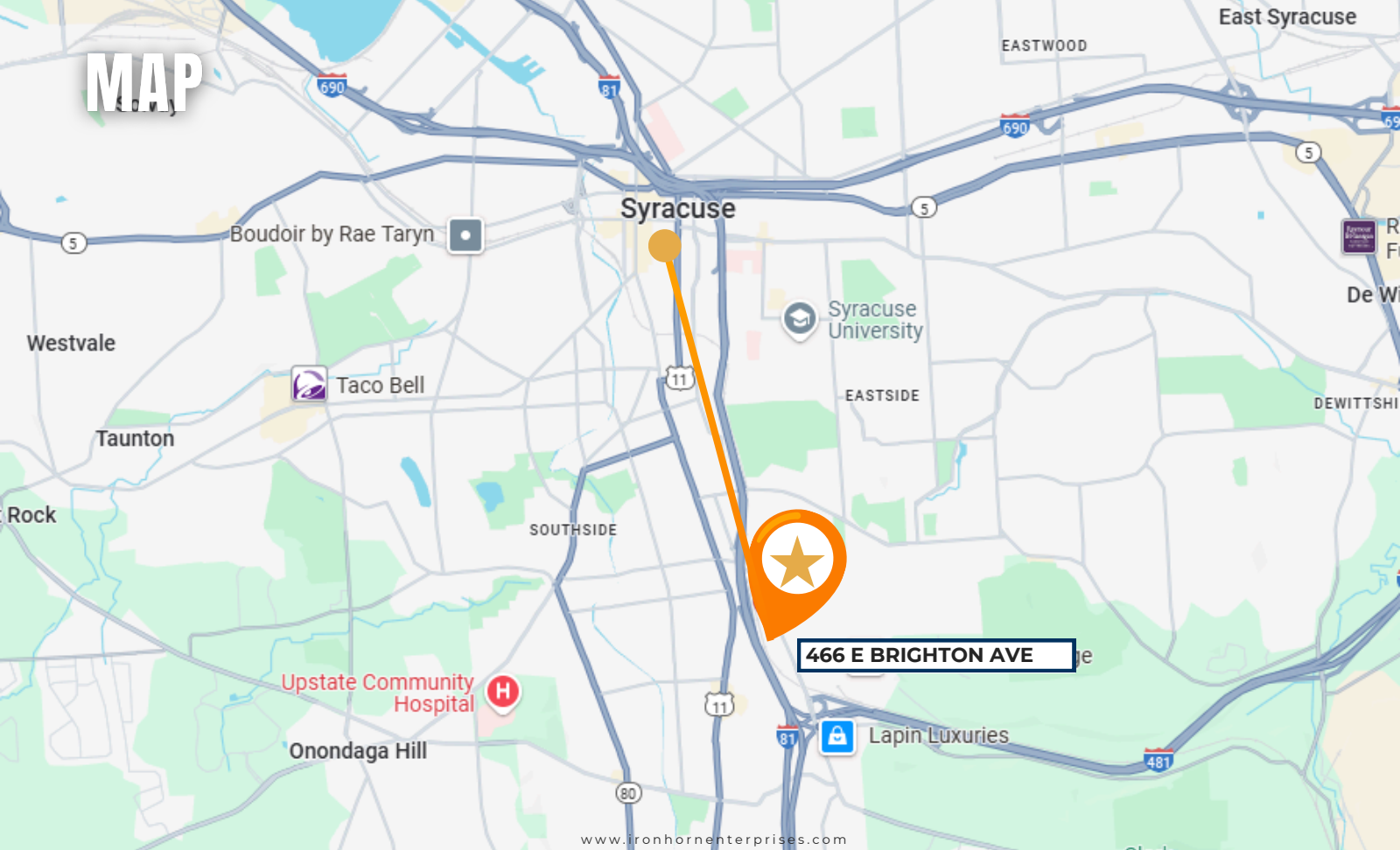
Syracuse, NY, offers a strong industrial real estate market driven by its strategic location in Central New York. The city benefits from excellent transportation infrastructure, including access to Interstate 81 and Interstate 690, which provide connectivity to key markets across the Northeast and Midwest. Syracuse is also served by Syracuse Hancock International Airport and a well-established rail network, making it a logistics hub for regional distribution.

The area has a diverse industrial base, including manufacturing, distribution, and technology sectors, with affordable land and competitive operating costs. This makes Syracuse an attractive option for companies seeking cost-effective space and a skilled labor force. With ongoing urban revitalization and a focus on infrastructure improvement, the industrial real estate market in Syracuse is poised for continued growth and investment opportunities.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	142	62,523	171,798
2024 ESTIMATE	146	64,472	176,063
2020 CENSUS	151	67,942	180,930
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	58	27,064	72,523
2024 ESTIMATE	60	27,952	74,345
2020 CENSUS	62	29,470	75,586
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	68,566	69,706	69,447



MAP



Syracuse

Syracuse University

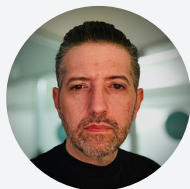
466 E BRIGHTON AVE

# 466 E BRIGHTON AVE | SYRACUSE, NY 13210

## OFFERING MEMORANDUM

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